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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/26/12 AT 08:00AM

FEES:	25.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



LEADSHEET



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SEQ:
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DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mission Investors Group
404 Patricia Way
Arcadia, CA 91006



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THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 126743762-X49

Escrow No.: 12-58498-DB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NOT OF PUBLIC RECORD.

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Santa Fe Springs AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

R&H Investments, a California General Partnership

hereby GRANT(s) to:

Mission Investors Group, LLC, a California Limited Liability Company

the following described real property in the City of Santa Fe Springs, County of Los Angeles, State of California,
described as: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 11020 Bloomfield Avenue, Santa Fe Springs, CA

APN#: 8026-001-080

DATE: October 8, 2012

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

8026-001-080

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

126743762-X49

1A

GRANT DEED - PAGE TWO

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GRANTOR'S SIGNATURE:

R&H Investments, a California General Partnership

By:

Stanley Rogers
Stanley Rogers, General Partner

STATE OF CALIFORNIA

COUNTY OF

LOS ANGELES

} SS

On

OCTOBER 22 2012

before me,

GODFREY HARRIS, a

Notary Public personally appeared,

STANLEY ROGERS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Godfrey Harris
Notary Public



Exhibit "A"

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 26730, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 312 PAGES 17 AND 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, MINERALS AND MINERAL RIGHTS, ORES AND METALS AND OTHER USEFUL AND VALUABLE MINERAL DEPOSITS OF EVERY KIND, CHARACTER AND DESCRIPTION, INCLUDING IN PART ASPHALT, TAR, GAS, OIL, PETROLEUM AND OTHER HYDROCARBONS THAT MAY BE OR HEREAFTER BE FOUND, DEPOSITED, CONTAINED OR DEVELOPED IN, UPON, FROM OR UNDER, OR THAT MAY BE MINED, EXTRACTED, PUMPED OR WITHDRAWN IN ANYWAY IN, UPON, FROM OR UNDER ALL OR ANY PART OF SAID LAND TOGETHER WITH THE RIGHT TO GO AND BE UPON THE NORTH 500 FEET OF SAID LAND (BUT NOT ANY OTHER PART THEREOF) FOR THE PURPOSE OF EXTRACTING AND REMOVING SAME AS EXCEPTED AND RESERVED BY JULIA M. BAKER, A WIDOW, IN THE DEED RECORDED FEBRUARY 21, 1935 IN BOOK 13278 PAGE 172, OFFICIAL RECORDS, AND REGISTERED FEBRUARY 4, 1935 AS DOCUMENT NO. 1451-D.

ALSO EXCEPT THEREFROM, ALL RIGHT, TITLE AND INTEREST IN AND TO ALL WATER RIGHTS, COAL, OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, PRECIOUS METALS ORES, BASE METALS, ORES, INDUSTRIAL-GRADE SILICATES AND CARBONATES, FISSIONABLE MINERALS OF EVERY KIND AND CHARACTER, METALLIC OR OTHERWISE, WHETHER OR NOT PRESENTLY KNOWN TO SCIENCE OR INDUSTRY, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING THE SURFACE OF SAID LAND REGARDLESS OF THE DEPTH BELOW THE SURFACE AT WHICH ANY SUCH SUBSTANCE MAY BE FOUND, HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR THE FIRST 500 FEET OF THE SUBSURFACE OF THE PROPERTY IN CONNECTION THEREWITH, AS RESERVED BY BC SANTA FE SPRINGS, LLC, IN THE DEED RECORDED DECEMBER 2, 1998 AS INSTRUMENT NO. 98-2196759.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND TRAFFIC CIRCULATION; SHEET FLOW DRAINAGE; STORM WATER DRAINAGE SYSTEMS; FIRE WATER PUMP; MONUMENT SIGNAGE, AND RIGHTS INCIDENTAL THERETO, MORE PARTICULARLY DESCRIBED AND DEPICTED IN A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, GRANT OF EASEMENTS AND MAINTENANCE AGREEMENT", RECORDED MARCH 27, 2003 AS INSTRUMENT NO. 03-0867528, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENTS LYING WITHIN PARCEL A, HEREINABOVE DESCRIBED.

END OF LEGAL DESCRIPTION